



Mortgage Performance Summary



QUARTERLY UPDATE

Housing Market and Mortgage Performance in Virginia

2nd Quarter, 2011

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THE FEDERAL RESERVE BANK OF RICHMOND

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An Update on Housing Market and Mortgage Performance in Virginia
2nd Quarter, 2011
Summary of Findings

This report analyzes the size, composition, and performance of prime and subprime home mortgages in Virginia. It also provides information on trends in the state's housing market and charts with metropolitan area and county level data.

State Delinquency and Foreclosure Rates

- Total foreclosure rates in Virginia rose from 1.7 percent to 2.2 percent over the year ending June 2011. Over the same period, delinquency rates fell 1.1 percentage points to 3.0 percent. (Table 7)
- The prime foreclosure rate in Virginia rose from 1.3 percent to 1.5 percent from June 2010 to June 2011. Over the same period, the prime 90+ day delinquency rate decreased from 2.9 percent to 2.2 percent. (Table 8)
- The subprime foreclosure rate increased year-over-year from 7.4 percent to 11.0 percent while the 90+ day delinquency rate slid from 19.3 percent to 14.9 percent. (Table 9)
- Subprime mortgages continue to make up 29.2 percent of the foreclosure inventory in Virginia, though they make up only 6.8 percent of all mortgages. Virginia is ranked 41st in the nation in its share of subprime loans. (Figure 2 and Table 4)

Metro Area Highlights

- The Winchester and Charlottesville MSAs, and the Virginia portion of the Bristol MSA, had the highest subprime default rate in the state (12.4 percent each) in June. However, in the same month, the Richmond MSA had the highest share of subprime mortgages with payments more than 90 days past due (17.9 percent). (Table 9)
- Northern Virginia and the Winchester MSA reported the highest prime foreclosure rates in the state in June (1.6 percent and 2.0 percent, respectively). However, the highest prime 90+ day delinquency rates in June were reported in the Richmond MSA (4.0 percent). (Table 8)

State Economic Conditions and Looking Forward

- Declining house prices play a significant role in rising default, and continued depreciation in Virginia will impede a notable decline in delinquency and foreclosure. House prices in Virginia fell another 1.5 percent in the second quarter. Home values continued to depreciate on a year-over-year basis and fell a record 15.1 percent since the second quarter of 2007.
- An income shock to a household—such as unexpected unemployment—can affect the household's ability to repay a mortgage. The Virginia unemployment rate (NSA) was 6.3 percent in June 2011. Although this is high for the state, joblessness remains well below the national 9.3 percent mark. (Table 11)

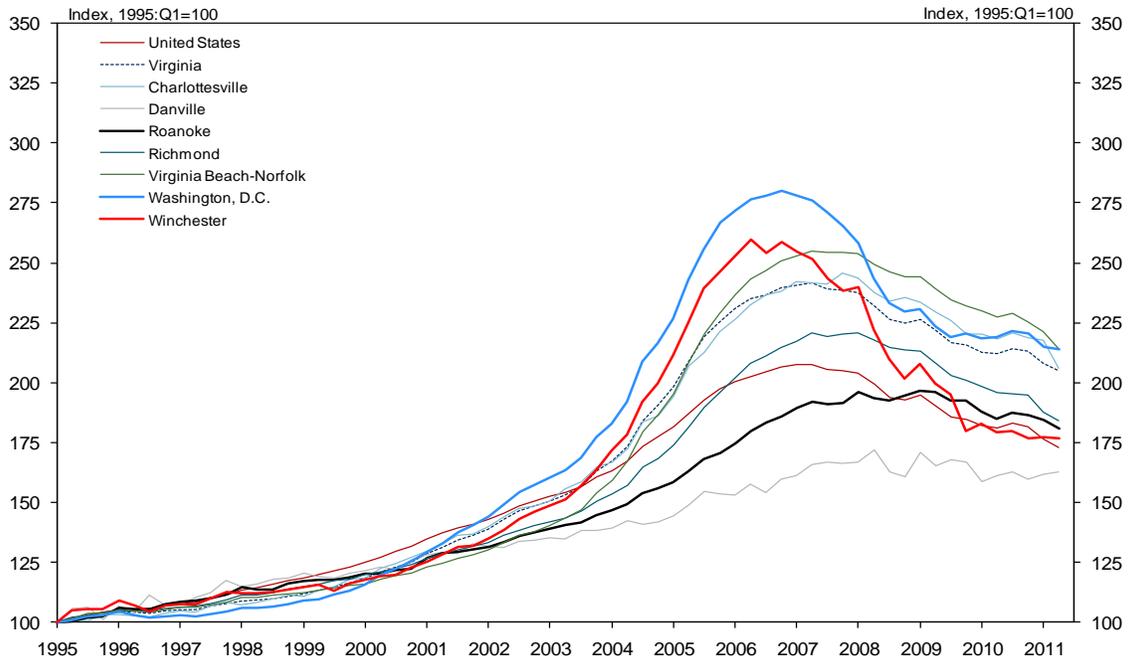
For more information on foreclosures, please visit the Richmond Fed's Foreclosure Center at http://www.richmondfed.org/community_development/foreclosure_resource_center/

For recent data on the Virginia economy, please visit the Richmond Fed's *Snapshot* publication at http://www.richmondfed.org/research/regional_economy/reports/snapshot/index.cfm

The views expressed in this article are those of the authors and do not necessarily reflect the views of the Federal Reserve Bank of Richmond or the Federal Reserve System.

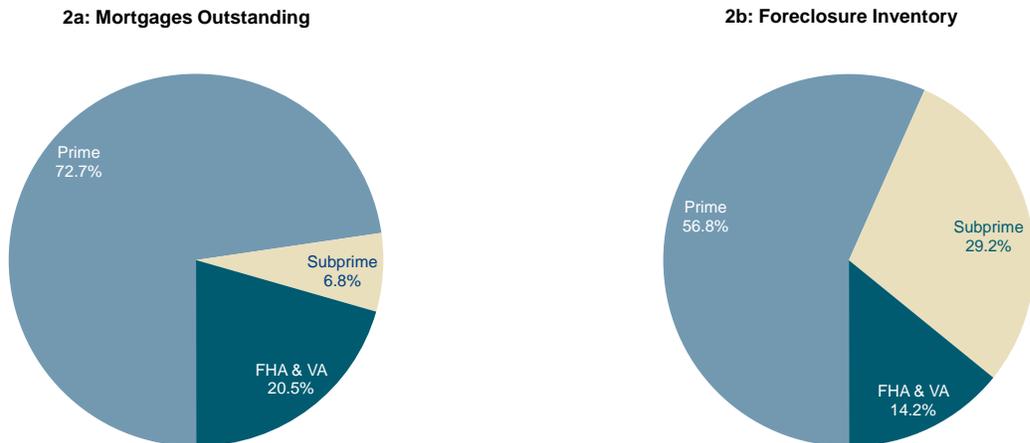
Graphs and Charts

Figure 1
FHFA House Price Index: Virginia



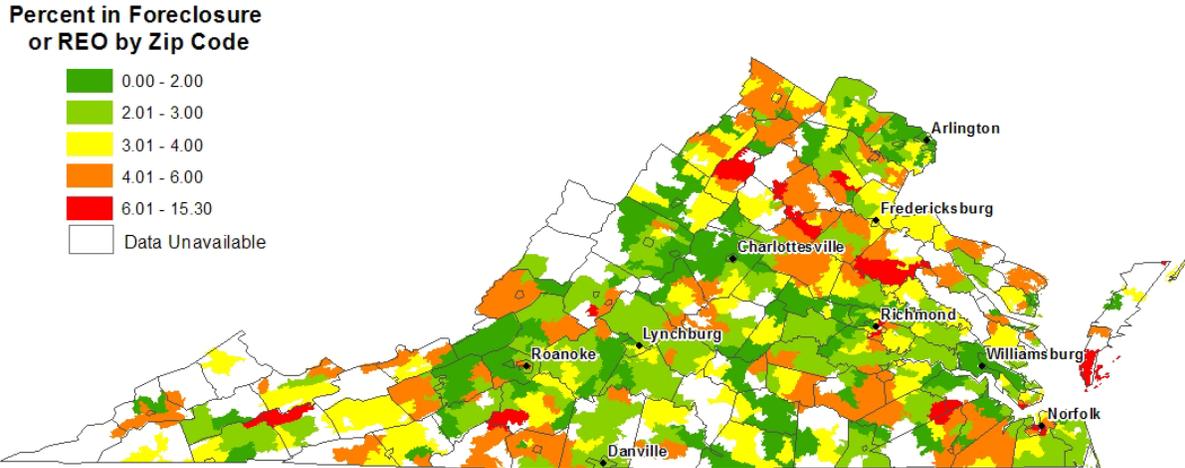
Source: Federal Housing Finance Agency (2011:Q2)/Haver Analytics

Figure 2
Mortgage Distribution: Virginia



Source: Mortgage Bankers Association (2011:Q2)/Haver Analytics. Percentages may not sum to 100 due to rounding.

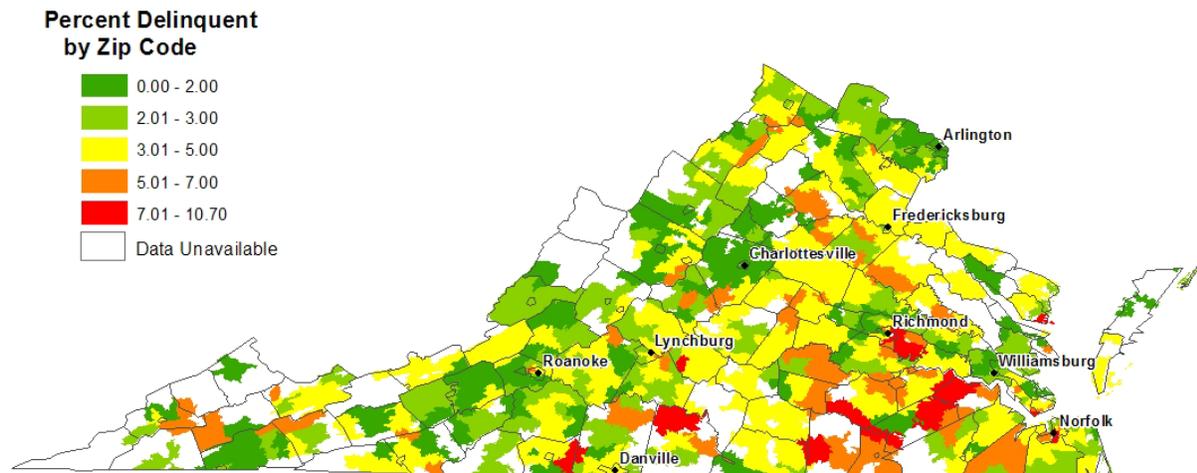
Figure 3
Percentage of Owner-Occupied Loans in Foreclosure or REO¹: Virginia



Notes: FHA and VA loans are included in the count of prime loans. Uncategorized zip codes have fewer than 100 loans or no data available.

Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (June 2011) and Mortgage Bankers Association (2011:Q2)/Haver Analytics.

Figure 4
Percentage of Owner-Occupied Loans with 90+ Day Delinquency: Virginia



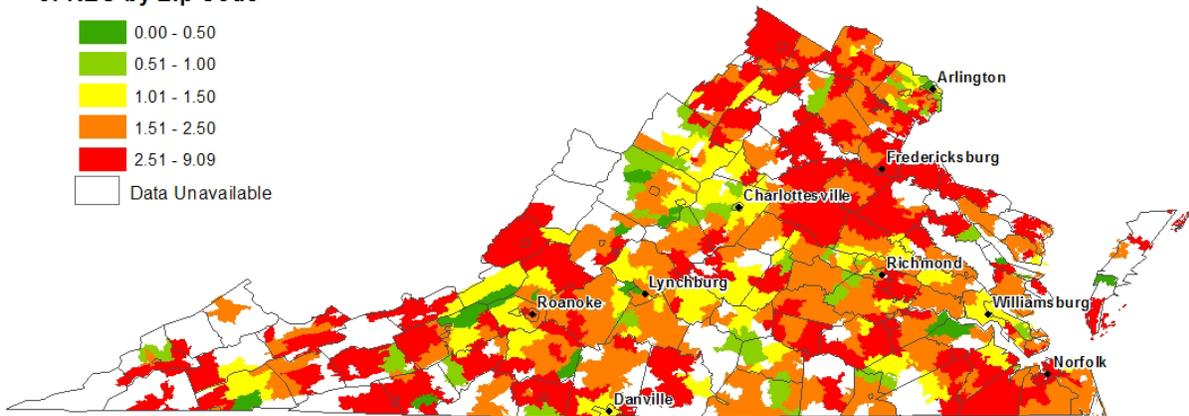
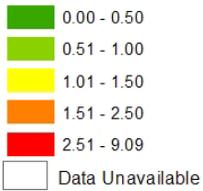
Notes: FHA and VA loans are included in the count of prime loans. Uncategorized zip codes have fewer than 100 loans or no data available.

Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (June 2011) and Mortgage Bankers Association (2011:Q2)/Haver Analytics.

¹ Real Estate Owned (REO) properties are in the possession of the lender due to foreclosure or forfeiture.

Figure 5
Percentage of Owner-Occupied Prime Loans in Foreclosure or REO²: Virginia

Percent in Foreclosure or REO by Zip Code

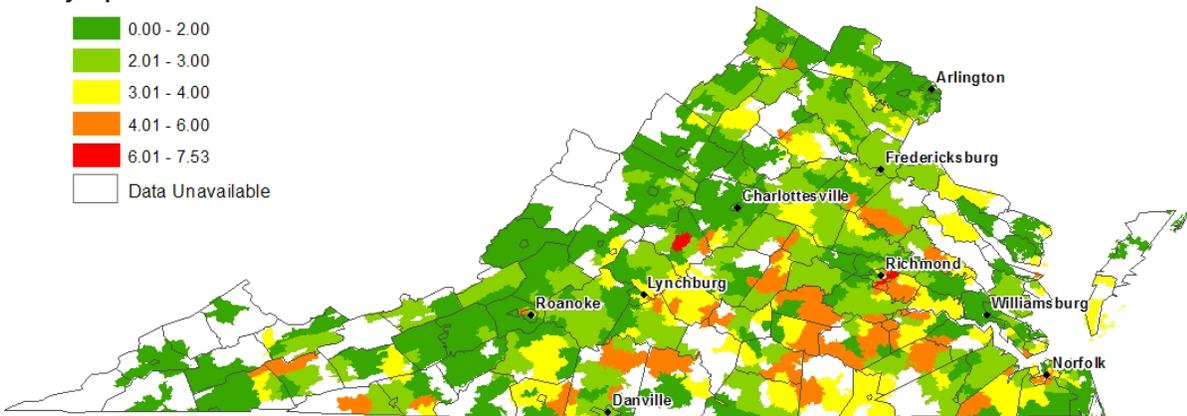
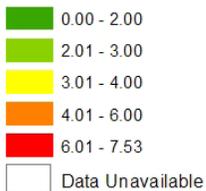


Notes: FHA and VA loans are included in the count of prime loans. Uncategorized zip codes have fewer than 100 loans or no data available.

Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (June 2011)

Figure 6
Percentage of Owner-Occupied Prime Loans with 90+ Day Delinquency: Virginia

Percent Delinquent by Zip Code

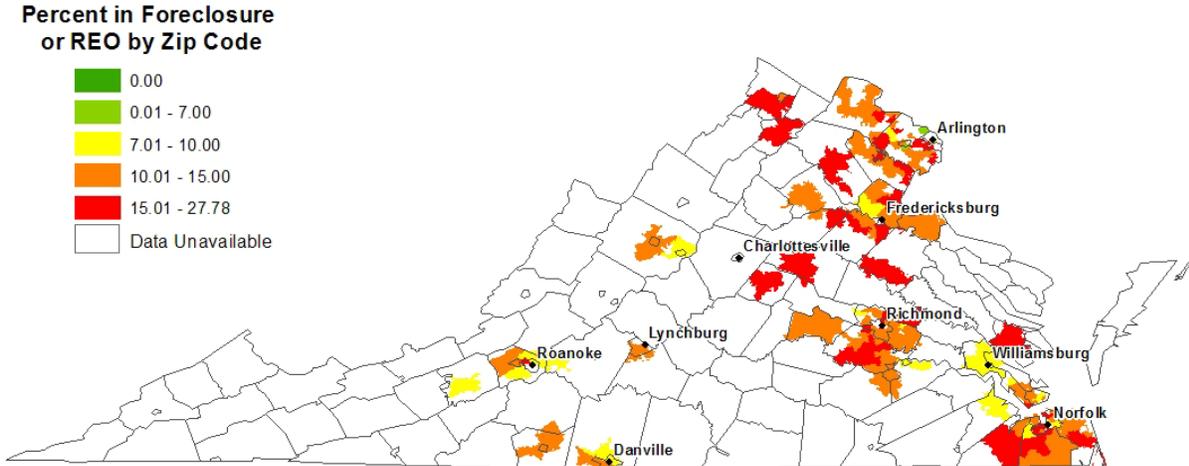


Notes: FHA and VA loans are included in the count of prime loans. Uncategorized zip codes have fewer than 100 loans or no data available.

Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (June 2011)

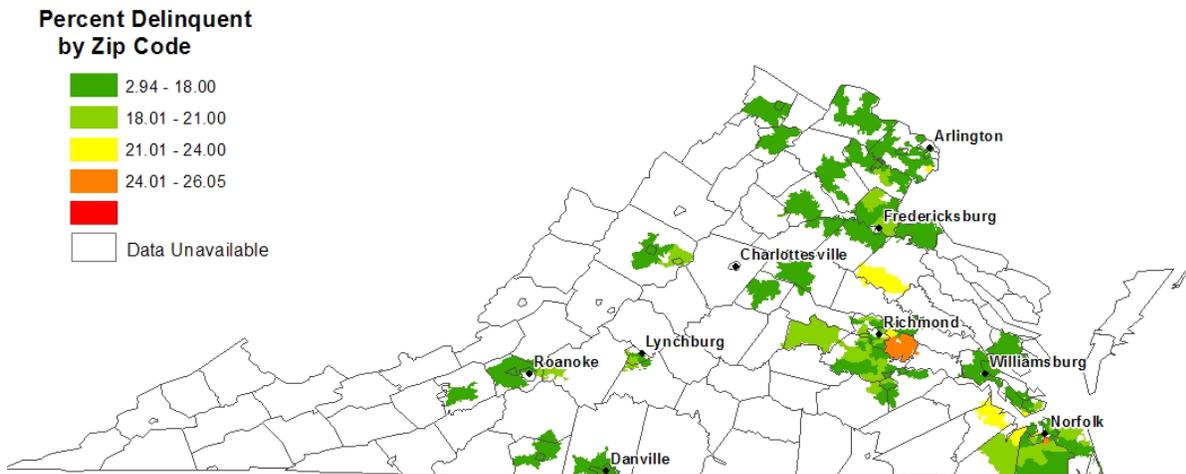
² Real Estate Owned (REO) properties are in the possession of the lender due to foreclosure or forfeiture.

Figure 7
Percentage of Owner-Occupied Subprime Loans in Foreclosure or REO: Virginia



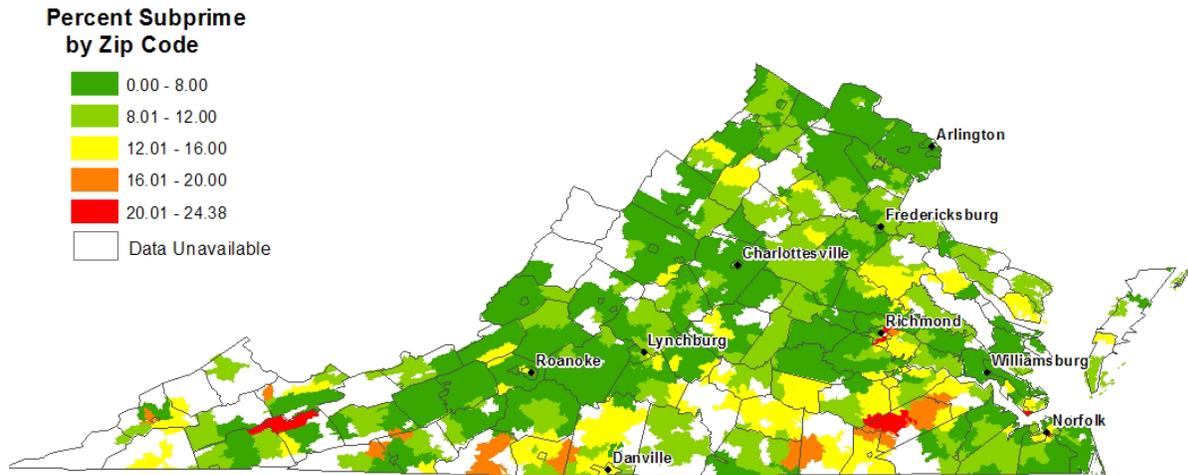
Notes: FHA and VA loans are included in the count of prime loans. Uncategorized zip codes have fewer than 100 loans, fewer than 50 subprime loans, or have no data available.
 Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (June 2011)

Figure 8
Percentage of Owner-Occupied Subprime Loans with 90+ Day Delinquency: Virginia



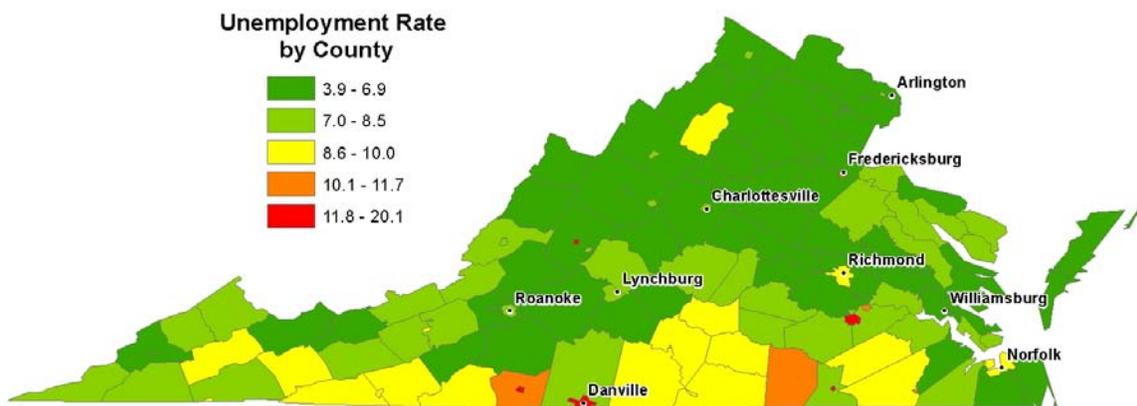
Notes: FHA and VA loans are included in the count of prime loans. Uncategorized zip codes have fewer than 100 loans, fewer than 50 subprime loans, or have no data available.
 Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (June 2011)

Figure 9
Percentage of Owner-Occupied Mortgages with Subprime Loans: Virginia



Notes: FHA and VA loans are included in the count of prime loans. Uncategorized zip codes have fewer than 100 loans or have no data available.
 Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (June 2011) and Mortgage Bankers Association (2011:Q2)/Haver Analytics.

Figure 10
Unemployment Rate: Virginia



Notes: Unemployment Rate in June 2011
 Source: Bureau of Labor Statistics

Table 1
Foreclosure Rates by Mortgage Type: Virginia

Loan Type	Virginia		United States
	Percent in Foreclosure	National Rank	Percent in Foreclosure
Total	1.92	44	4.43
Prime Total	1.50	41	3.40
Prime Fixed-Rate	1.04	45	2.56
Prime Adjustable-Rate	4.35	36	9.16
Subprime Total	8.25	41	14.89
Subprime Fixed-Rate	5.90	42	11.01
Subprime Adjustable-Rate	12.68	44	22.23

Source: Mortgage Bankers Association (2011:Q2)/Haver Analytics

Table 2
Mortgage Delinquency Rates: Fifth District

Geographic Area	Percent 90+ Days Past Due	National Rank	Percent in Foreclosure	National Rank
District of Columbia	2.95	22	2.92	31
Maryland	4.58	2	3.66	18
North Carolina	3.10	21	2.83	33
South Carolina	3.13	20	4.00	14
Virginia	2.28	39	1.92	44
West Virginia	2.52	34	2.04	41
Fifth District	3.17	--	2.89	--
United States	3.42	--	4.43	--

Source: Mortgage Bankers Association (2011:Q2)/Haver Analytics

Table 3
Prime Mortgage Delinquency Rates: Fifth District

Geographic Area	Percent 90+ Days Past Due	National Rank	Percent in Foreclosure	National Rank
District of Columbia	2.05	14	2.26	27
Maryland	3.05	3	2.70	19
North Carolina	1.67	22	2.19	31
South Carolina	1.96	17	3.17	11
Virginia	1.33	34	1.50	41
West Virginia	1.30	36	1.48	42
Fifth District	1.92	--	2.22	--
United States	2.21	--	3.40	--

Source: Mortgage Bankers Association (2011:Q2)/Haver Analytics

Table 4
Subprime Share of All Loans: Fifth District

<u>Geographic Area</u>	<u>Percent Subprime</u>	<u>National Rank</u>
District of Columbia	7.02	38
Maryland	9.48	19
North Carolina	7.93	31
South Carolina	9.60	18
Virginia	6.80	41
West Virginia	9.99	16
Fifth District	8.21	--
United States	9.40	--

Source: Mortgage Bankers Association (2011:Q2)/Haver Analytics

Table 5
Subprime Mortgage Delinquency Rates: Fifth District

<u>Geographic Area</u>	<u>Percent 90+ Days Past Due</u>	<u>National Rank</u>	<u>Percent in Foreclosure</u>	<u>National Rank</u>
District of Columbia	13.08	9	12.65	20
Maryland	15.33	2	13.06	16
North Carolina	11.65	14	9.13	38
South Carolina	9.97	32	12.13	26
Virginia	10.66	23	8.25	41
West Virginia	9.70	36	7.12	47
Fifth District	12.04	--	10.40	--
United States	11.26	--	14.89	--

Source: Mortgage Bankers Association (2011:Q2)/Haver Analytics

**Table 6
General Housing Statistics: Virginia**

Geographic Area	Housing Units					Percent of Owner-Occupied Mortgages With:			
	Total	Vacant	Occupied	Owner-Occupied		Prime Loan	Subprime Loan	Adjustable Rate	Interest Only
				Total	With a Mortgage				
Blacksburg	70,550	6,757	63,793	37,735	23,342	95.26	4.74	4.13	1.15
Charlottesville	89,134	10,574	78,560	50,889	35,456	95.71	4.29	10.36	5.29
Danville	53,745	8,731	45,014	30,292	17,252	88.12	11.88	4.72	0.62
Harrisonburg	51,104	5,939	45,165	27,756	17,927	94.81	5.19	4.88	2.08
Kingsport-Bristol Entire MSA	-	-	-	-	-				
Virginia Portion	46,348	5,851	40,497	29,334	15,074	91.88	8.12	4.03	1.03
Lynchburg	112,515	12,913	99,602	70,942	46,224	94.12	5.88	5.13	1.85
Richmond	531,648	43,318	488,330	330,241	253,518	91.62	8.38	8.98	4.17
Roanoke	144,987	16,533	128,454	89,832	60,543	93.75	6.25	5.36	1.63
Virginia Beach-Norfolk	671,844	52,152	619,692	389,721	309,114	92.20	7.80	9.87	4.98
Washington, D.C. Entire MSA	2,213,752	139,022	2,074,730	1,333,662	1,126,877				
Virginia Portion	1,012,030	51,953	960,077	643,346	552,810	94.60	5.40	20.75	14.24
Winchester Entire MSA	56,906	7,840	49,066	35,256	24,827				
Virginia Portion	43,218	3,747	39,471	27,534	20,230	92.12	7.88	11.92	8.06
Virginia	3,364,939	308,881	3,056,058	2,055,186	1,534,437	93.20	6.80	13.69	8.37
Fifth District	13,387,600	1,598,257	11,789,343	7,930,734	5,632,033	90.01	9.99	11.42	6.05
United States	131,704,730	14,988,438	116,716,292	75,986,074	51,208,208*	90.60	9.40	11.54	5.59

Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans.

Source: Housing units are reported in the 2010 Census. Mortgage estimates are Federal Reserve Bank of Richmond calculations using data from Lender Processing Services (LPS) Applied Analytics (June 2011) and Mortgage Bankers Association (2011:Q2)/Haver Analytics. Definitions of the metropolitan areas are provided later in the document.

*The figure for owner-occupied units with a mortgage at the national level is calculated by summing the totals for the states.

Table 7
Owner-Occupied Loan Statistics: Virginia

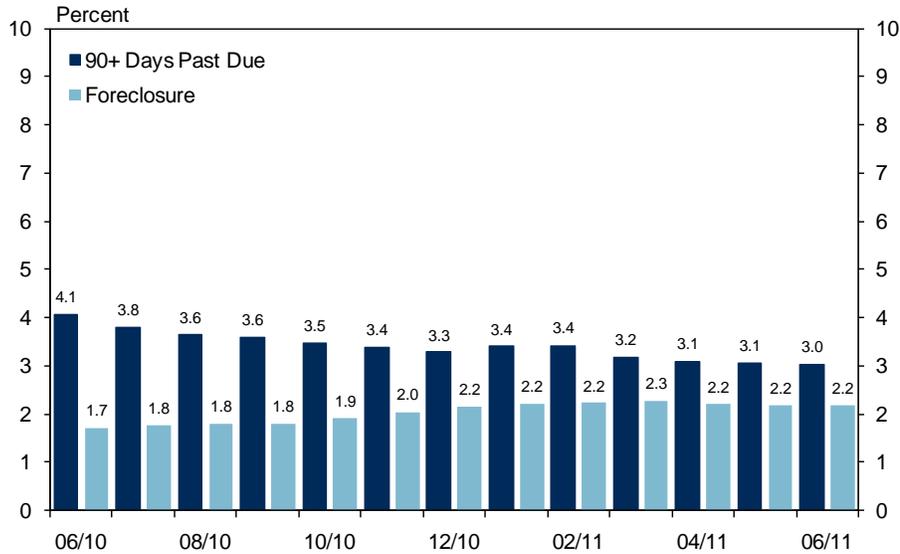
Geographic Area	June 2010			June 2011		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Blacksburg	2.80	0.94	0.66	1.82	1.87	0.65
Charlottesville	2.48	1.02	0.54	1.91	1.48	0.53
Danville	4.54	1.40	0.60	3.50	2.27	0.56
Harrisonburg	2.88	0.92	0.43	1.88	1.53	0.44
Bristol*	2.76	1.12	0.73	2.13	2.20	0.70
Lynchburg	3.49	1.14	0.62	3.11	1.77	0.57
Richmond	4.91	1.60	0.68	4.02	2.22	0.76
Roanoke	3.35	1.12	0.57	2.64	1.90	0.65
Virginia Beach-Norfolk	4.23	1.66	0.76	3.61	2.29	0.83
Northern Virginia**	3.78	1.92	0.91	2.45	2.12	0.69
Winchester	5.07	2.22	1.81	3.36	2.77	1.27
Virginia	4.07	1.72	0.82	3.04	2.19	0.75
Fifth District	4.86	2.37	0.93	4.38	3.30	0.76
United States	5.54	3.91	1.11	4.34	4.68	1.07

*Only the Virginia portion of these MSAs is included here. ** Definition provided later in the document.

Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 raw loans receive an N/A

Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (June 2011) and Mortgage Bankers Association (2011:Q2)/Haver Analytics.

Figure 11
Owner-Occupied Loan Statistics: Virginia



Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans.

Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (June 2011) and Mortgage Bankers Association (2011:Q2)/Haver Analytics.

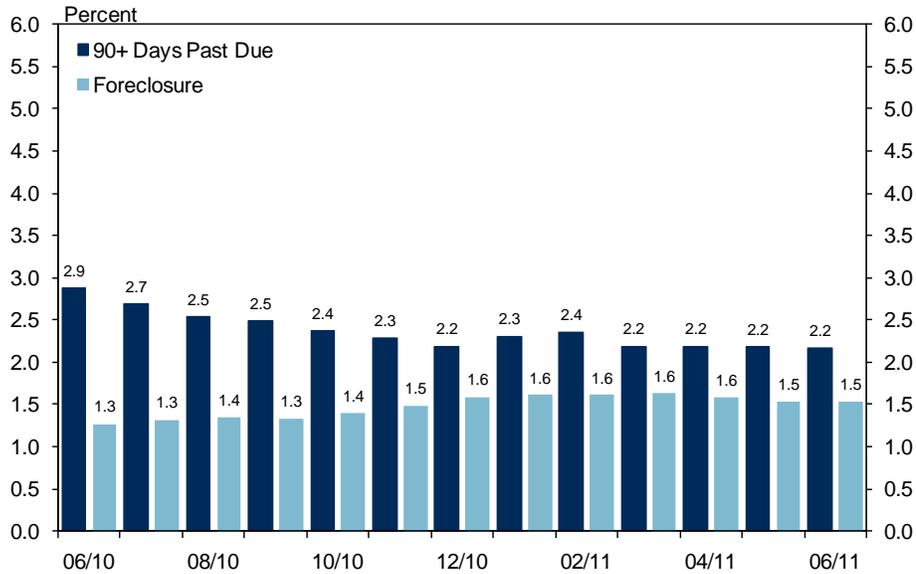
**Table 8
Owner-Occupied Prime Loan Statistics: Virginia**

Geographic Area	June 2010			June 2011		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Blacksburg	2.00	0.71	0.59	1.31	1.41	0.49
Charlottesville	1.65	0.80	0.44	1.51	0.99	0.48
Danville	3.28	0.88	0.50	2.42	1.48	0.46
Harrisonburg	2.00	0.59	0.30	1.33	1.00	0.34
Bristol*	1.89	0.93	0.56	1.65	1.29	0.58
Lynchburg	2.50	0.84	0.52	2.22	1.32	0.46
Richmond	3.25	1.07	0.57	2.76	1.44	0.64
Roanoke	2.38	0.77	0.48	1.92	1.37	0.55
Virginia Beach-Norfolk	2.79	1.14	0.61	2.48	1.56	0.67
Northern Virginia**	2.86	1.52	0.74	1.88	1.59	0.54
Winchester	3.71	1.65	1.44	2.31	1.95	1.04
Virginia	2.87	1.27	0.67	2.17	1.54	0.61
Fifth District	3.47	1.72	0.72	2.97	2.31	0.57
United States	3.82	2.85	0.93	3.05	3.40	0.90

*Only the Virginia portion of these MSAs is included here. ** Definition provided later in the document.

Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 raw loans receive an N/A
Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (June 2011)

**Figure 12
Owner-Occupied Prime Loan Statistics: Virginia**



Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans.

Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (June 2011)

Table 9
Owner-Occupied Subprime Loan Statistics: Virginia

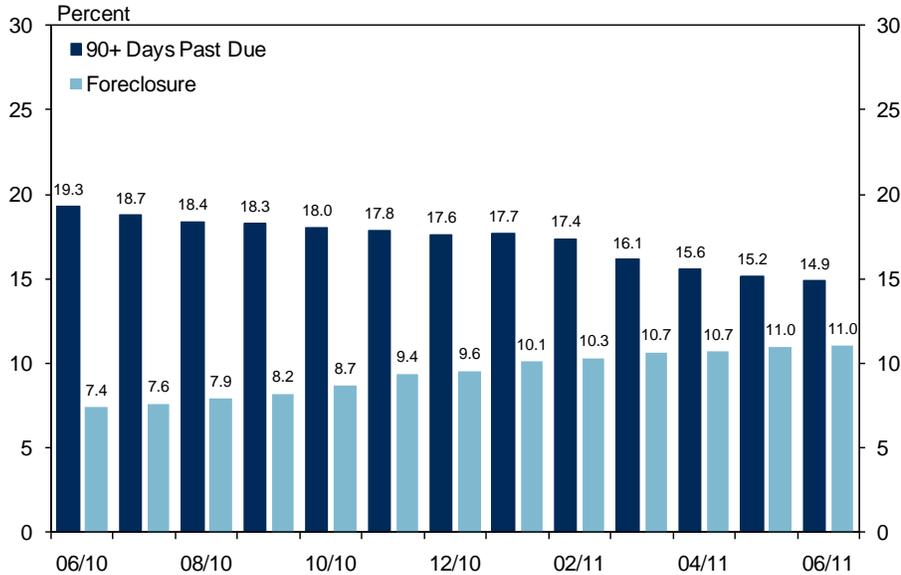
Geographic Area	June 2010			June 2011		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Blacksburg	17.96	5.31	2.04	11.95	11.06	3.98
Charlottesville	19.52	5.48	2.62	10.81	12.43	1.62
Danville	13.00	4.95	1.24	11.53	8.14	1.36
Harrisonburg	17.74	6.45	2.69	11.83	11.24	2.37
Bristol*	11.80	3.11	2.48	7.59	12.41	2.07
Lynchburg	17.70	5.46	2.07	17.36	9.00	2.30
Richmond	21.88	7.04	1.79	17.85	10.83	2.00
Roanoke	16.47	5.96	1.73	13.40	9.87	2.19
Virginia Beach-Norfolk	19.84	7.18	2.39	17.07	10.96	2.70
Northern Virginia**	18.49	8.32	3.62	12.42	11.40	3.28
Winchester	19.53	8.37	5.81	15.61	12.43	3.97
Virginia	19.27	7.37	2.68	14.87	11.04	2.69
Fifth District	19.49	9.13	3.10	17.10	12.15	2.47
United States	20.88	13.35	2.73	16.75	17.02	2.68

*Only the Virginia portion of these MSAs is included here. ** Definition provided later in the document.

Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 raw loans and/or fewer than 50 raw subprime loans receive an N/A.

Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (June 2011)

Figure 13
Owner-Occupied Subprime Loan Statistics: Virginia



Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans.

Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (June 2011)

Table 10
Owner-Occupied Interest Only Loan Statistics: Virginia

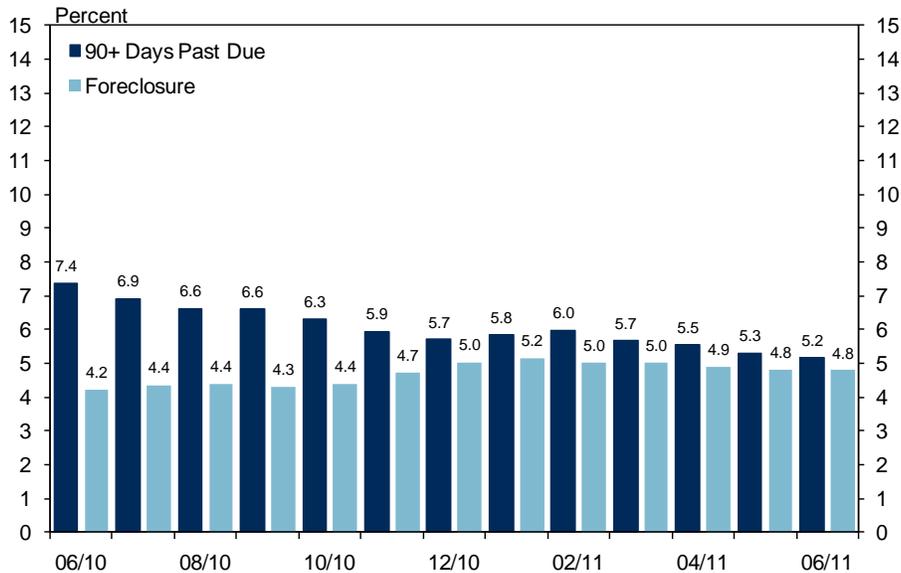
Geographic Area	June 2010			June 2011		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Blacksburg	7.79	0.00	0.00	2.44	5.69	1.63
Charlottesville	4.17	2.36	2.20	3.86	3.76	1.54
Danville	N/A	N/A	N/A	N/A	N/A	N/A
Harrisonburg	7.61	2.72	1.09	7.14	3.90	1.95
Bristol*	N/A	N/A	N/A	N/A	N/A	N/A
Lynchburg	7.14	3.69	2.53	4.87	6.59	1.72
Richmond	7.99	3.55	2.39	6.74	4.99	2.01
Roanoke	4.07	2.28	1.95	4.03	4.03	1.41
Virginia Beach-Norfolk	7.07	3.34	2.12	5.72	4.76	1.95
Northern Virginia**	7.28	4.48	2.29	4.84	4.68	1.74
Winchester	10.42	5.35	4.52	6.48	6.14	3.52
Virginia	7.36	4.21	2.32	5.16	4.79	1.83
Fifth District	8.30	5.53	2.66	7.22	6.65	1.96
United States	11.16	9.74	3.15	9.22	10.83	2.83

*Only the Virginia portion of these MSAs is included here ** Definition provided later in the document.

Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 raw loans and/or fewer than 50 raw interest only loans receive an N/A.

Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (June 2011)

Figure 14
Owner-Occupied Interest Only Loan Statistics: Virginia



Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans.

Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (June 2011)

Table 11
Unemployment Rates: Virginia

Geographic Area	Unemployment Rate	Percentage Point
		Change from June 2010
Blacksburg	7.5	-1.3
Charlottesville	5.5	-0.7
Danville	9.7	-2.0
Harrisonburg	6.3	-0.8
Kingsport-Bristol	8.6	-0.2
Lynchburg	7.1	-0.9
Richmond	7.1	-0.6
Roanoke	6.7	-0.7
Virginia Beach-Norfolk	7.0	-0.5
Washington, D.C.	6.2	-0.1
Winchester	6.5	-0.9
Virginia	6.3	-0.7
Fifth District	8.7	-0.2

Note: Data are not seasonally adjusted.
Source: Bureau of Labor Statistics (June 2011)

Table 12
Owner-Occupied Loan Statistics
Richmond MSA

Geographic Area	June 2010			June 2011		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Caroline County	9.23	3.09	1.79	5.91	4.27	1.84
Chesterfield County	4.59	1.52	0.61	3.66	2.14	0.66
Colonial Heights City	4.94	1.47	0.85	3.98	2.09	0.78
Hanover County	3.37	1.14	0.41	2.58	1.71	0.60
Henrico County	3.96	1.21	0.49	3.23	1.67	0.62
Louisa County	5.36	2.43	1.07	4.30	2.99	1.07
Petersburg City	7.29	2.34	0.77	6.47	3.18	0.89
Powhatan County	3.38	1.75	0.46	3.26	1.85	0.53
Richmond City	7.72	2.59	1.21	6.78	3.40	1.16

Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 raw loans receive an N/A.

Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (June 2011) and Mortgage Bankers Association (2011:Q2)/Haver Analytics.

Table 13
Owner-Occupied Loan Statistics
Virginia Beach-Norfolk MSA

Geographic Area	June 2010			June 2011		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Chesapeake City	4.54	1.89	0.62	3.64	2.27	0.79
Gloucester County	4.17	1.18	0.63	2.62	1.99	1.08
Hampton City	4.85	1.62	0.93	4.60	2.47	1.00
Isle of Wight County	3.47	1.12	0.52	3.49	1.70	0.78
James City County	2.22	0.92	0.31	2.06	1.13	0.53
Mathews County	4.22	1.54	0.56	3.81	3.02	0.95
Newport News City	4.70	1.53	1.07	4.38	2.42	1.01
Virginia Beach City	3.78	1.50	0.67	3.10	2.08	0.71
York County	1.38	0.58	0.21	0.92	1.02	0.25

Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 raw loans receive an N/A.

Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (June 2011) and Mortgage Bankers Association (2011:Q2)/Haver Analytics.

Table 14
Owner-Occupied Loan Statistics
Washington, D.C. MSA

Geographic Area	June 2010			June 2011		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Alexandria City	1.84	1.14	0.50	1.20	1.33	0.39
Arlington County	1.21	0.70	0.30	0.91	0.74	0.21
Fairfax City	2.70	1.99	0.70	2.15	1.76	0.50
Fairfax County	2.98	1.68	0.69	1.88	1.83	0.52
Falls Church City	1.57	0.72	0.52	0.70	0.85	0.40
Fredericksburg City	4.75	1.46	1.20	2.58	2.78	0.83
Loudoun County	3.48	1.94	0.99	2.25	1.99	0.73
Manassas City	6.04	3.66	1.77	3.99	3.11	1.34
Prince William County	6.02	2.83	1.39	3.82	3.05	1.05

Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 raw loans receive an N/A.

Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (June 2011) and Mortgage Bankers Association (2011:Q2)/Haver Analytics.

Table 15
Owner-Occupied Prime Loan Statistics
Richmond MSA

Geographic Area	June 2010			June 2011		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Caroline County	6.39	2.48	1.61	3.97	3.04	1.62
Chesterfield County	3.06	1.05	0.52	2.59	1.34	0.56
Colonial Heights City	3.20	0.77	0.85	2.68	1.26	0.67
Hanover County	2.24	0.69	0.27	1.85	1.13	0.42
Henrico County	2.63	0.79	0.42	2.11	1.12	0.52
Louisa County	3.42	1.51	0.90	2.81	2.22	0.89
Petersburg City	5.50	1.69	0.74	4.69	1.92	0.76
Powhatan County	2.37	1.17	0.34	2.27	1.17	0.57
Richmond City	4.98	1.80	1.03	4.60	2.14	1.05

Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 raw loans receive an N/A.

Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (June 2011)

Table 16
Owner-Occupied Prime Loan Statistics
Virginia Beach-Norfolk MSA

Geographic Area	June 2010			June 2011		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Chesapeake City	3.11	1.27	0.57	2.50	1.57	0.69
Gloucester County	2.66	1.02	0.55	2.21	1.33	0.82
Hampton City	3.15	1.03	0.58	3.02	1.78	0.64
Isle of Wight County	2.07	0.85	0.44	2.42	1.28	0.59
James City County	1.66	0.64	0.28	1.51	0.92	0.44
Mathews County	2.48	1.31	0.26	2.31	2.17	1.01
Newport News City	3.00	0.99	0.78	2.93	1.56	0.76
Virginia Beach City	2.50	1.05	0.56	2.14	1.40	0.59
York County	1.05	0.39	0.19	0.81	0.62	0.22

Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 raw loans receive an N/A.

Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (June 2011)

Table 17
Owner-Occupied Prime Loan Statistics
Washington, D.C. MSA

Geographic Area	June 2010			June 2011		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Alexandria City	1.43	0.93	0.43	0.95	1.04	0.32
Arlington County	0.96	0.58	0.25	0.73	0.58	0.17
Fairfax City	2.24	1.57	0.46	1.75	1.35	0.40
Fairfax County	2.35	1.37	0.54	1.50	1.42	0.40
Falls Church City	0.78	0.53	0.33	0.60	0.65	0.19
Fredericksburg City	4.41	1.30	0.88	2.46	2.41	0.62
Loudoun County	2.88	1.55	0.81	1.84	1.60	0.56
Manassas City	4.96	2.57	1.29	2.95	2.30	0.79
Prince William County	4.53	2.31	1.19	2.97	2.28	0.85

Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 raw loans receive an N/A.

Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (June 2011)

Table 18
Owner-Occupied Subprime Loan Statistics
Richmond MSA

Geographic Area	June 2010			June 2011		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Caroline County	27.50	7.00	3.00	19.66	12.92	3.37
Chesterfield County	22.64	7.04	1.66	17.39	12.45	1.90
Colonial Heights City	21.62	8.11	0.90	16.51	10.09	1.83
Hanover County	22.57	8.68	2.78	15.65	12.21	3.82
Henrico County	21.83	6.85	1.37	19.04	9.42	2.06
Louisa County	22.93	10.83	2.55	18.88	10.49	2.80
Petersburg City	17.68	6.11	0.96	17.35	10.88	1.70
Powhatan County	17.20	9.68	2.15	18.52	12.35	0.00
Richmond City	22.57	6.87	2.16	19.10	10.54	1.77

Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 raw loans and/or fewer than 50 raw subprime loans receive an N/A.

Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (June 2011)

Table 19
Owner-Occupied Subprime Loan Statistics
Virginia Beach-Norfolk MSA

Geographic Area	June 2010			June 2011		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Chesapeake City	21.39	9.13	1.28	18.24	11.40	2.06
Gloucester County	21.21	3.03	1.52	7.69	10.26	4.27
Hampton City	17.05	5.81	3.49	16.71	7.73	3.73
Isle of Wight County	23.14	4.96	1.65	19.13	7.83	3.48
James City County	12.34	5.96	0.85	13.24	5.39	2.45
Mathews County	N/A	N/A	N/A	N/A	N/A	N/A
Newport News City	17.67	5.69	3.32	16.45	9.53	3.00
Virginia Beach City	22.01	7.94	2.16	18.06	12.74	2.63
York County	7.69	4.20	0.70	3.25	9.76	0.81

Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 raw loans and/or fewer than 50 raw subprime loans receive an N/A.

Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (June 2011)

Table 20
Owner-Occupied Subprime Loan Statistics
Washington, D.C. MSA

Geographic Area	June 2010			June 2011		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Alexandria City	13.13	6.95	2.32	8.89	10.22	2.22
Arlington County	10.32	4.98	2.14	8.77	7.46	1.75
Fairfax City	12.93	11.21	6.03	11.76	11.76	2.94
Fairfax County	16.12	8.18	3.76	10.52	11.09	3.00
Falls Church City	N/A	N/A	N/A	N/A	N/A	N/A
Fredericksburg City	9.62	3.85	5.77	N/A	N/A	N/A
Loudoun County	14.69	9.16	4.24	10.87	10.06	4.23
Manassas City	16.19	13.81	6.19	14.92	11.60	7.18
Prince William County	22.22	8.54	3.57	14.04	12.25	3.39

Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 raw loans and/or fewer than 50 raw subprime loans receive an N/A.

Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (June 2011)

Table 21
Owner-Occupied Interest Only Loan Statistics
Richmond MSA

Geographic Area	June 2010			June 2011		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Caroline County	14.34	6.45	5.02	8.22	7.76	5.02
Chesterfield County	8.22	3.58	1.96	6.61	5.51	1.72
Colonial Heights City**	11.54	1.28	5.13	7.46	2.99	0.00
Hanover County	7.98	2.72	1.75	7.53	5.88	1.41
Henrico County	7.83	2.98	1.72	5.97	3.94	1.75
Louisa County	4.57	4.57	2.86	8.28	6.90	2.07
Petersburg City**	4.60	5.75	5.75	9.59	4.11	1.37
Powhatan County	4.17	5.83	4.17	3.96	3.96	2.97
Richmond City	8.09	4.57	3.92	8.15	5.02	3.45

** County has fewer than 100 interest only loans

Notes: FHA and VA loans as well as interest only loans are included in the count of prime loans. Areas with fewer than 100 raw loans and/or fewer than 50 raw interest only loans receive an N/A.

Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (June 2011)

Table 22
Owner-Occupied Interest Only Loan Statistics
Virginia Beach-Norfolk MSA

Geographic Area	June 2010			June 2011		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Chesapeake City	8.52	4.47	1.85	6.83	4.88	2.20
Gloucester County	6.03	2.59	4.31	5.10	2.04	4.08
Hampton City	8.27	3.07	0.95	8.06	5.91	1.61
Isle of Wight County	7.41	3.29	2.06	7.58	6.06	1.52
James City County	3.09	1.54	1.08	2.45	3.39	1.32
Mathews County	3.33	0.00	3.33	3.85	3.85	3.85
Newport News City	8.84	1.66	2.95	6.95	4.48	2.24
Virginia Beach City	6.68	2.87	1.66	5.21	4.54	1.94
York County	3.94	1.43	0.36	2.24	2.69	0.90

Notes: FHA and VA loans are included in the count of prime loans. Areas with fewer than 100 raw loans and/or fewer than 50 raw interest only loans receive an N/A.

Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (June 2011)

Table 23
Owner-Occupied Interest Only Loan Statistics
Washington, D.C. MSA

Geographic Area	June 2010			June 2011		
	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO	Percent 90+ Days Past Due	Percent in Foreclosure	Percent in REO
Alexandria City	3.71	2.71	1.50	2.46	2.80	1.17
Arlington County	2.53	1.98	0.90	2.04	2.25	0.70
Fairfax City	6.47	4.50	1.59	4.35	4.46	1.37
Fairfax County	6.75	4.48	1.86	4.20	4.63	1.49
Falls Church City	2.75	2.35	0.78	1.54	3.59	1.54
Fredericksburg City	11.15	3.72	2.79	8.21	6.72	2.24
Loudoun County	6.55	3.78	2.10	4.27	4.24	1.57
Manassas City	13.05	9.20	4.26	7.82	7.82	2.04
Prince William County	10.22	5.95	3.49	6.91	5.68	2.43

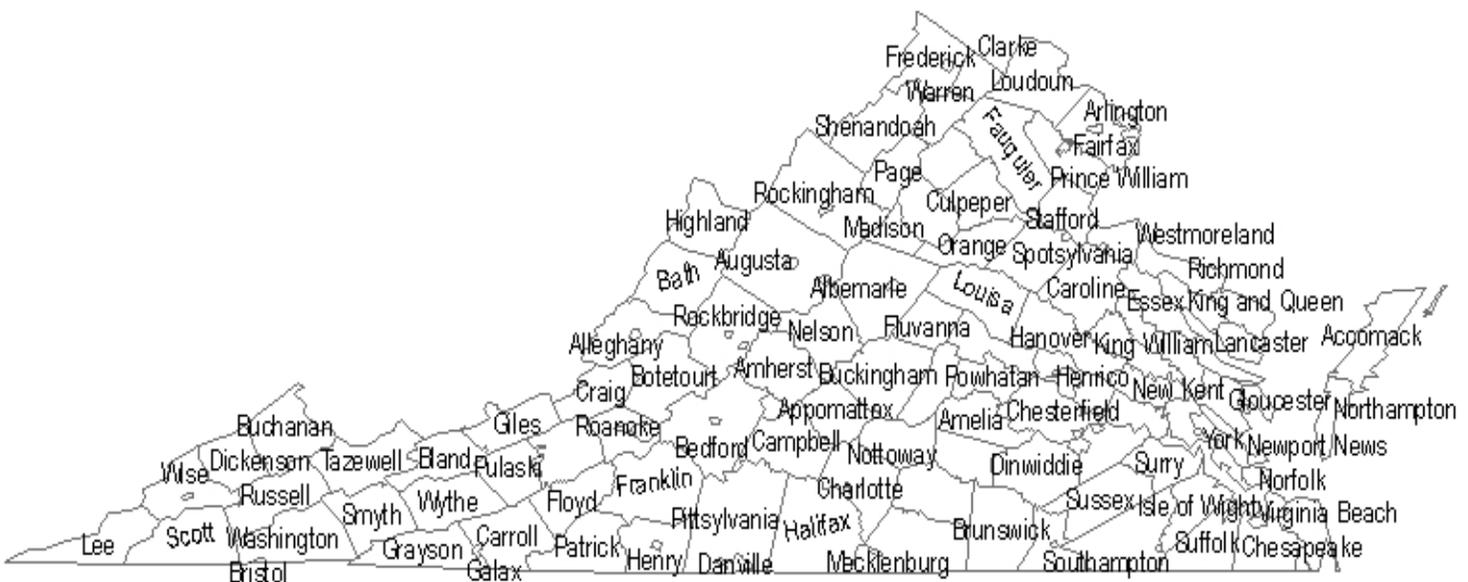
Notes: FHA and VA loans are included in the count of prime loans. Areas with fewer than 100 raw loans and/or fewer than 50 raw interest only loans receive an N/A.

Source: Federal Reserve Bank of Richmond estimates using data from Lender Processing Services (LPS) Applied Analytics (June 2011)

MSA Definitions

1. **Blacksburg MSA** – Giles County, Montgomery County, Pulaski County, Radford city
2. **Charlottesville MSA** – Albemarle County, Fluvanna County, Greene County, Nelson County, Charlottesville city
3. **Danville MSA** - Pittsylvania County, Danville city
4. **Harrisonburg MSA** - Rockingham County, Harrisonburg city
5. **Kingsport-Bristol MSA** - Hawkins County, TN; Sullivan County, TN; Scott County, VA; Washington County, VA; Bristol city, VA (Virginia Portion includes only VA counties).
6. **Lynchburg MSA** - Amherst County, Appomattox County, Bedford County, Campbell County, Bedford city, Lynchburg city
7. **Richmond MSA** - Amelia County, Caroline County, Charles City County, Chesterfield County, Cumberland County, Dinwiddie County, Goochland County, Hanover County, Henrico County, King and Queen County, King William County, Louisa County, New Kent County, Powhatan County, Prince George County, Sussex County, Colonial Heights city, Hopewell city, Petersburg city, Richmond city
8. **Roanoke MSA** - Botetourt County, Craig County, Franklin County, Roanoke County, Roanoke city, Salem city
9. **Virginia Beach-Norfolk MSA** - Currituck County, NC; Gloucester County, VA; Isle of Wight County, VA; James City County, VA; Mathews County, VA; Surry County, VA; York County, VA; Chesapeake city, VA; Hampton city, VA; Newport News city, VA; Norfolk city, VA; Poquoson city, VA; Portsmouth city, VA; Suffolk city, VA; Virginia Beach city, VA; Williamsburg city, VA
10. **Washington, D.C. MSA** - District of Columbia, DC; Calvert County, MD; Charles County, MD; Prince George's County, MD; Arlington County, VA; Clarke County, VA; Fairfax County, VA; Fauquier County, VA; Loudoun County, VA; Prince William County, VA; Spotsylvania County, VA; Stafford County, VA; Warren County, VA; Alexandria city, VA; Fairfax city, VA; Falls Church city, VA; Fredericksburg city, VA; Manassas city, VA; Manassas Park city, VA; Jefferson County, WV (Northern Virginia includes all Virginia counties listed here)
11. **Winchester MSA** - Frederick County, VA; Winchester city, VA; Hampshire County, WV

Virginia Counties



Sources and Notes

House Price Index

Federal Housing Finance Agency/Haver Analytics

Weighted repeat sales index, measuring the average price changes in repeat sales or refinancing on the same single family properties. Based on transactions involving conforming, conventional mortgages purchased or securitized by Fannie Mae or Freddie Mac.

Unemployment Rate

Bureau of Labor Statistics/Haver Analytics

General Housing Statistics

Census Bureau

Metropolitan Statistical Area Definitions

Office of Management and Budget, 2008

Loan Distribution and Loan Performance

(1) Mortgage Bankers' Association/Haver Analytics

(2) Loan Processing Services Inc. Applied Analytics Mortgage Data

Loan Processing Services, Inc. Applied Analytics Mortgage Data (LPS Data) does not have as complete coverage of subprime loans as it does of prime loans. To compensate for this, we scaled the LPS subprime and prime data for each locality by common factors such that the LPS totals matched the MBA data at the state level. While this method of dealing with LPS's underrepresentation of loans is far from perfect, it only impacts the figures and tables that report the prevalence of subprime loans within geographic areas of Virginia. It has no impact on the prime or subprime performance numbers.

Loan Processing Services, Inc. made a large enhancement to the Applied Analytics Mortgage Data (LPS Data) in November 2010 with the addition of several servicers. Performance numbers for the added servicers date back to January 2008. Historical rates may have changed in this version of the Mortgage Performance Summaries from previous versions.

The LPS data in this document is subject to revision.